

18
 RECORDING FEE
 PAID \$ 2.00
 MAR 6 1970
 19515

FILED
 MAR 6 1970
 Mrs. C. W. Linsworth
 R. D. C.
 CCO

BOOK 1149 PAGE 531

REAL ESTATE MORTGAGE
 (Prepare in Triplicate)
 STATE OF SOUTH CAROLINA COUNTY OF Greenville

ORIGINAL—RECORDING
 DUPLICATE—OFFICE COPY
 TRIPPLICATE—CUSTOMER

First Payment Due Date	Final Payment Due Date	Loan Number	Date of Note	No. of Monthly Payments	Amount of Each Payment	Finng. Recording and Paying Fees
4-5-70	3-5-73	3023-1915	2-20-70	36	66.00	2.96
Auto Insurance	Accident and Health Ins. Premium	Credit Life Ins. Premium	Cash Advance (Total)	Initial Charge	Finance Charge	Amount of Note (Loan)
-	-	71.28	1931.72	38.63	405.65	2376.00

MORTGAGORS (Names and Addresses)	MORTGAGEE COMMERCIAL CREDIT PLAN INCORPORATED OF
Sue A. Finley Gary W. Finley 7 Duckingham Road Greenville, S. C.	Greenville SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of said note, and also in consideration of the further sum of Three Dollars, to them the said Mortgagors in hand well and truly paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:

"Schedule A"

TOGETHER with all and singular the Rights, Members Hereditarily and otherwise in and to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises hereinafter described unto the said Mortgagee, his heirs, Executors and Assigns forever. And they do hereby bind their Heirs, Executors and Assigns unto the said mortgagee, its successors and Assigns. Assigns and every person whomsoever lawfully claiming or to claim.

The mortgagor does hereby covenant and agree to procure and maintain such insurance as shall be required by the mortgagee, against all loss or damage by fire, in some insurance company acceptable to the mortgagee, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the said mortgagee shall fall to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured by this mortgage shall be payable, and this without regard to whether the mortgagee has or has not procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments levied upon the said real estate, and also all judgments or other charges, liens or encumbrances that may be levied upon the said real estate, and in default thereof said mortgagee shall have the same right as the mortgagee in and to the said real estate as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagor shall assign the rents and profits of the above described premises to the said mortgagee, or its successors or Assigns and agree to execute any instrument of conveyance and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the mortgagee.

AND IT IS AGREED by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

Paid 6/2/71
 Commercial Credit Plan

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